

✓ Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181



8/04/09 9:53:59
DK W BK 613 PG 572
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: NW 1/4 of NE 1/4 and NE 1/4 of Section 20, Township 1 South
Range 6 West

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jesus Flores and Maria Guadalupe Flores executed a Deed of Trust in favor of Jeff S. McCaskill, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, dated June 14, 2006, and recorded in Book 2500, Page 195, and re-recorded in Book 2590, Page 544 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, by instrument dated October 21, 2008, and recorded in the Office of the aforesaid Chancery Clerk in Book 2981, Page 458; and

WHEREAS, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated May 8, 2009, and recorded in Book 3033, Page 105 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on July 16, 2009, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon

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situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Indexing Instructions: NW 1/4 of NE 1/4 and NE 1/4 of Section 20, Township 1 South Range 6 West

Beginning at a point that is 2504.7 feet East and S 00 degrees 42 minutes 19 seconds East a distance of 250.82 feet, said point being on the East right of way of Youngblood Road and being marked with an iron pin; thence S 80 degrees 37 minutes 08 seconds East a distance of 170.91 feet to a point marked with an iron pin; thence N 85 degrees 52 minutes 14 seconds East a distance of 200.33 feet to a point marked with an iron pin; thence S 01 degrees 36 minutes 20 seconds East a distance of 115.93 feet to a point marked with an iron pin; thence S 87 degrees 46 minutes 57 seconds West a distance of 370.19 feet to a point on the East right of way of Youngblood Road marked with an iron pin; thence N 00 degrees 42 minutes 19 seconds West along said right of way a distance of 143.65 feet to the point of beginning and containing 1.00 acres, more or less.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on June 25, 2009, and subsequent notices appeared on 07/02/09 and 07/09/09. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on June 25, 2009, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7 bid for said property in the amount of \$70,422.12 and this being the highest and best bid the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7 was declared the successful bidder and the same was then and there struck off to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$70,422.12, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7**

Home Equity Pass Through Certificates, Series 2006-7, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 16 day of July, 2009.

Christian Mayer, Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA

COUNTY OF *Gwinnett*

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 16 Day of July, 2009, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 16 day of July, 2009.

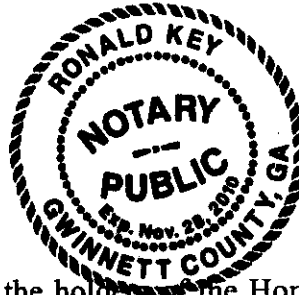
Ronald Key
NOTARY PUBLIC
My Commission Expires *11-28-2010*

Grantor:

Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

Grantee:

U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7
3815 S. West Temple
Salt Lake City, UT 84115
801-293-1883



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE STATE OF MISSISSIPPI COUNTY OF DE SOTO

WHEREAS, on June 14, 2009, Jesus Flores and Maria Guadalupe Flores executed and delivered a certain Deed of Trust unto Jeff S. McCaskill, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2500, Page 195, and re-recorded in Book 2590, Page 544; and

WHEREAS, said Deed of Trust was subsequently assigned unto U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2561, Page 469; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3033, Page 105; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on July 16, 2009, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Indeasing instructions: NW 1/4 of NE 1/4 and NE 1/4 of Section 20, Township 1 South Range 6 West

Volume No. 114 on the 25 day of June, 2009
Volume No. 114 on the 2 day of July, 2009
Volume No. 114 on the 9 day of July, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 9 day of July, 2009

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 528 words @ .12 \$ 63.36
B. 2 subsequent insertions of 1056 words @ .10 \$ 105.60
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 171.96

Beginning at a point that is 2504.7 feet East and S 00 degrees 42 minutes 19 seconds East a distance of 250.82 feet, said point being on the East right of way of Youngblood Road and being marked with an iron pin; thence S 80 degrees 37 minutes 08 seconds East a distance of 170.91 feet to a point marked with an iron pin; thence N 85 degrees 52 minutes 14 seconds East a distance of 200.33 feet to a point marked with an iron pin; thence S 01 degrees 36 minutes 20 seconds East a distance of 115.93 feet to a point marked with an iron pin; thence S 87 degrees 46 minutes 57 seconds West a distance of 370.19 feet to a point on the East right of way of Youngblood Road marked with an iron pin; thence N 00 degrees 42 minutes 19 seconds West along said right of way a distance of 143.85 feet to the point of beginning and containing 1.00 acres, more or less.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 5th day of June, 2009

Christian Mayer
Christian Mayer, Vice President
Nationwide Trustee Services, Inc.

1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181 ext
0809728MS
P U B L I S H :
08/25/09, 07/02/09, 07/09/09

